

**MANORDEILO & SALEM COMMUNITY COUNCIL
MEETING 9th OCTOBER 2019**

Manordeilo and Salem Community Council held their meeting at 7.30pm on the 9th October 2019 at the Reading Room, Cwmifor.

PRESENT

Councillors Alun Davies, Arwel Davies, Kim Davies, Gwenfyl Evans, Hubert Gwynne, William Loynton, Owen Williams and County Councillor Joseph Davies.

1. WELCOME AND APOLOGIES

Cllr. O. Williams took the Chair and welcomed everyone to the meeting. Apologies received from Cllrs. Peter Harries, Doris Jones, Dorian Jenkins and Andrew Thomas.

2. TO CONFIRM THE MINUTES OF THE LAST MEETING

Corrections to be made to the minutes as follows:

Andrew Thomas had attended the meeting and not Hubert Gwynne.

5vi) the date of the 'Moving Rural Carmarthenshire Forward' event was the 8th and not the 11th October.

With those corrections, it was proposed by Cllr. W. Loynton, seconded by Cllr. K. Davies and unanimously agreed that the minutes of the last meeting held on the 11th September 2019 as typed and circulated were correct.

Signed by the Chair

3. DECLARATIONS OF INTEREST

Cllr. J. Davies declared an interest in Agenda Item 9, Planning Application E/39533 (role as County Councillor)

4. MATTERS ARISING.

4.4. 4.12ii) Cllr. Alun Davies was thanked for installing the new defibrillator outside 'All Small Engines' in Manordeilo SA19 7BG.

4.4.5iii) Cllr. G. Evans reported on the successful launch of the Llandeilo and District Dementia Friendly Community at the Civic Hall on September 24th. There would be a 'Sing Along Evening' at the Civic Hall on the 24th November at 7.30pm

5iii) The Clerk advised that correspondence was still being received from HSBC despite being assured by bank staff at the Carmarthen branch that the account had been closed. Clerk to follow up. Clerk

5vii) Carmarthenshire County Council (C.C.C.) Rural Transport Survey had been circulated to Councillors and posted on the website.

5x) The Clerk reported that the revisions had been incorporated into the Council's Financial Regulations as advised by One Voice Wales. Clerk to email the revised version to Councillors for them to check and discuss at the next meeting. ALL

5xi) Cllr. O. Williams and the Clerk would look into the Council's duty to maintain and enhance biodiversity. Cllr. O. Williams/Clerk

12i) A new laptop had been purchased for the Clerk's use at a cost of £499.00. It was proposed by Cllr. W. Loynton, seconded by Cllr. K. Davies and unanimously approved.

5. CORRESPONDENCE

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|---|-------|
| i) Lloyds Bank, Statement dated 1 st October 2019, Sheet Number 22, Credit Balance of £11,070.72 | Noted |
| ii) HSBC Bank, Statement dated 15 th August 2019, Sheet Number 350, Credit Balance of £21.49. | Noted |
| iii) Natural Resources Wales's workshops re sustainable management of natural resources. | Noted |

- iv) Fields in Trust re protection of land through a Deed of Dedication. Clerk to enquire about the ownership status of Salem Common Land. Clerk
- v) One Voice Wales information including September Bulletin. Noted

6. BUDGET REVIEW

The Bank Statement dated 1st October 2019 gave a credit balance of £11,070.72. Cheques to the value of £557.10 had not been presented giving an actual total of £10,513.62.

7. LIGHTING

No issues

8. FOOTPATHS

No issues.

9. PLANNING

Cllr. J. Davies again declared an interest in Planning Application E/39533 and did not take part in the discussion or decision.

E/39482 Variation of Condition No 2- amended plans and repositioning of approved building
Land Opposite Brodawel
Penybanc
Llandeilo
SA19 7TA
Mr and Mrs James
No observations

E/39483 Variation of Condition 1 to Allow Provision of Rear Sun Room and First Floor Window to NE
Elevation. Remove Condition 7
Land adjoining Derw
Cwmifor
Llandeilo
SA19 7AW
E Morgan

i) **No observations** regarding the sun room and window on the NE elevation.

ii) **Objections** to the removal of Condition 7 regarding the provision of a 1.8 metre wide footway along the entire site frontage with the C2162. If allowed this would have an adverse impact on the safety of pedestrians and be contrary to the Wellbeing objectives set out by Carmarthenshire County Council by removing the ability of local people to walk safely along this stretch of road.

iii) It was also noted that the soak-away identified on earlier plans was not shown on later versions rather just a patio and no explanation or notification given.

E/39533 An Affordable Disability Adapted Bungalow with Separate Agricultural Store
Land Adjacent to Maesllyn
Salem
Llandeilo
SA19 7NA
I Leach
No Objections

E/39554 One Planet Development Family Dwelling
 Land SE Caergroes
 Penybank
 Llandeilo
 SA19 7TB
 M and C Denney-Price

Strongly object for the following reasons:

- i) Vehicle parking is noted as to be provided onsite. This appears incompatible with a low/zero carbon lifestyle unless it is to be exclusively for visitors.
- ii) However, there are no practical sustainable transport options to and from the site, as narrow country roads are dangerous for walking (with no pavements) and public rights of way are incomplete and unkempt. There is no bus service through Penybank and cycling appears unlikely given the applicants' stated desire to sell their crafts and wares at local markets/fayres (of which there are no regular events of this type in the community).
- iii) The application form states that solar panels and biomass are to be installed as standalone developments of significant sizes (6.9MW total). However, these are not illustrated on the planning documents available, which is a considerable omission. Their size and placement requires scrutiny and, if they are to be added later, raises questions over how the energy needed on the site will be generated initially.
- iv) The application form also states that there are no arrangements for waste storage or recycling. Yet, the supporting letter by the applicants' details that waste is to be recycled. How then will this be achieved and what will happen to waste that is currently non-recyclable?
- v) The Welsh Government Guidance for One Planet Developments indicates that a majority of water needs must be met from the site as a minimum. Yet there are no indications as to how this will be achieved (especially as the only water course is over 20m away down a steep slope and with no plan proposal to make use of this source). There have already been serious problems for residents within the wider community of Manordeilo & Salem and its bordering communities over access to clean water. Shortages have occurred for many residents not on the main water system because of longer and drier summers - how will this be mitigate
- vi) What evidence is there that the site can actually sustain a family? For example, given the lack of a diverse selection of forage for bees in the area and the unpredictability of weather patterns in spring, how much honey is likely to be produced?
- vii) There is no evidence that there is a reasonable market for home-grown fruit and vegetables in the area to provide any realistic income for a family. A business venture selling such produce several years ago to local residents ultimately failed due to lack of support. There is also already significant competition from farmers in supplying free range eggs.
- viii) Selling crafts and wares at local markets and fayres is unlikely to prove profitable because the local market is saturated. Christmas fayres in the wider area already provide platforms for dozens of competitors - none of whom can afford to rely on this income.
- ix) Are the family DBS-checked and what experience do they have in hosting activities and events?
- x) The above points are deemed relevant to the application because the Welsh Government Guidance for One Planet sites states that: "the site needs to generate enough income to pay for the basic requirements of all the residents on the site which the site is unable to provide directly". The plans within the supporting documents do not provide enough evidence to suggest that they have a realistically possibility of success
- xi) Finally, aluminium is proposed to be used to clad the windows and steel panels are suggested for the roof. How will it be ensured that these are produced and transported to the site in a manner consistent with low carbon generation?

10. CODE OF PRACTICE

- i) C.C.C. Code of Conduct training power point presentation had been emailed to Councillors previously.
- ii) A copy of their 'Code of Conduct – Personal Interests – Questions to Ask Yourself' was given out to Councillors at the meeting.
- iii) Two case studies and the implications of the Code of Conduct were discussed.

11. ACCOUNTS FOR PAYMENT

The following payments were agreed:

i) Manordeilo Reading Room, Hire of Hall July and September, Chq No 1334	£38.50
ii) H.L. and A.W Gwynne, Rental of Caledfwlch, Chq No 1335	50.00
iii) Mrs Jane Davies, Clerk's October Salary and Expenses, Chq No 1336	490.68
iv) Easy PC, Laptop, Chq No 1337	499.00

TOTAL £1,078.18

12. ANY OTHER BUSINES

- i) The Remembrance Service would be held on Sunday 10th November at 10.50am at Taliaris Church. Cllr. Alun Davies would clear the vegetation around the Monument, Clerk to order wreath and arrange for police presence to manage the traffic. Cllr. Alun Davies/Clerk
- ii) The Clerk had reported to C.C.C. that the pole and litter bin sited near the Manordeilo Reading Room in Cwmifor had gone missing and requested a replacement.

As there was no further business, the Chairperson thanked members for attending and closed the meeting at 9.12pm.

.....13th November 2019
CHAIRPERSON